

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** September 1, 2016

**RE:** Zoning Amendment Bylaw – Electoral Area “A”, “C”, “D”, “E”, “F” & “H”  
Modular and Mobile Homes

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### **Administrative Recommendation:**

**THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be read a third time.**

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### **Purpose:**

This proposal relates to a number of textual changes proposed for the Electoral Area Zoning Bylaws that will allow for modular homes (A277) and mobile homes (Z240) in a broader range of zones.

### **Background:**

At its meeting of June 2, 2016, the Planning and Development (P&D) Committee considered a report outlining the current zoning issues governing the placement of mobile and modular homes within the Regional District and resolved to direct staff to prepare an amendment to the Electoral Area Zoning Bylaws.

Staff subsequently referred a draft amendment bylaw to external agencies for comment and scheduled the proposed changes for consideration by the Electoral Area Advisory Planning Commissions (APCs).

At its meeting of July 21, 2016, the P&D Committee considered a report outlining the results of the consultation process and directed staff to initiate Amendment Bylaw 2743.

At its meeting of August 4, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of September 1, 2016.

All other comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Prior to adoption, approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the amendments will affect lands situated within 800 metres of a controlled area (i.e. Highway 3 & 97).

### **Analysis:**

Administration is concerned that the Regional District's zoning bylaws have not kept pace with changes occurring in the manufactured home industry or with the zoning regulations implemented by member municipalities as they pertain to modular homes, and supports an update of the regulations to allow for modular and mobiles in a greater number of zones.

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To this end, it is proposed that “modular homes” be permitted in all zones which allow for “single detached dwellings” by amending the definition of “single detached dwelling” to include a reference to “modular homes”. This change would similarly allow for “modular homes” to become a permitted form “accessory dwelling” unit in all zones in which this use is currently permitted.

Administration is also proposing that “mobile homes” become a permitted form of principal and accessory dwelling unit in larger Rural Zones (i.e. those which generally require a minimum parcel size for subdivision of 4.0 hectares). To achieve this, it is proposed to list “mobile home” as a permitted principal and accessory dwelling type in the Resource Area (RA), Large Holdings (LH) and Agriculture (AG) zones.

It is recognised that the proposal to allow mobile homes in the RA, LH and AG Zones was not fully supported by all of the Electoral Area APCs (i.e. Electoral Area “F”). Nevertheless, Administration considers this to be an issue of equality and one that should be applied consistently across the Regional District.

Finally, it is proposed to introduce a consistent building width requirement of “5.0 metres, as originally designed and constructed” in the Small Holdings and Low Density Residential Zones.

**Alternative:**

THAT the Board of Directors rescind first and second reading of Amendment Bylaw No. 2743, 2016, and abandon the bylaw.

**Respectfully submitted:**



C. Garrish, Planning Supervisor

**Endorsed by:**



D. Butler, Development Services Manager